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Part II

Valley Center Community Plan

San Diego County General Plan - 1990

*County planning San Diego Co.
City planning Valley Center*

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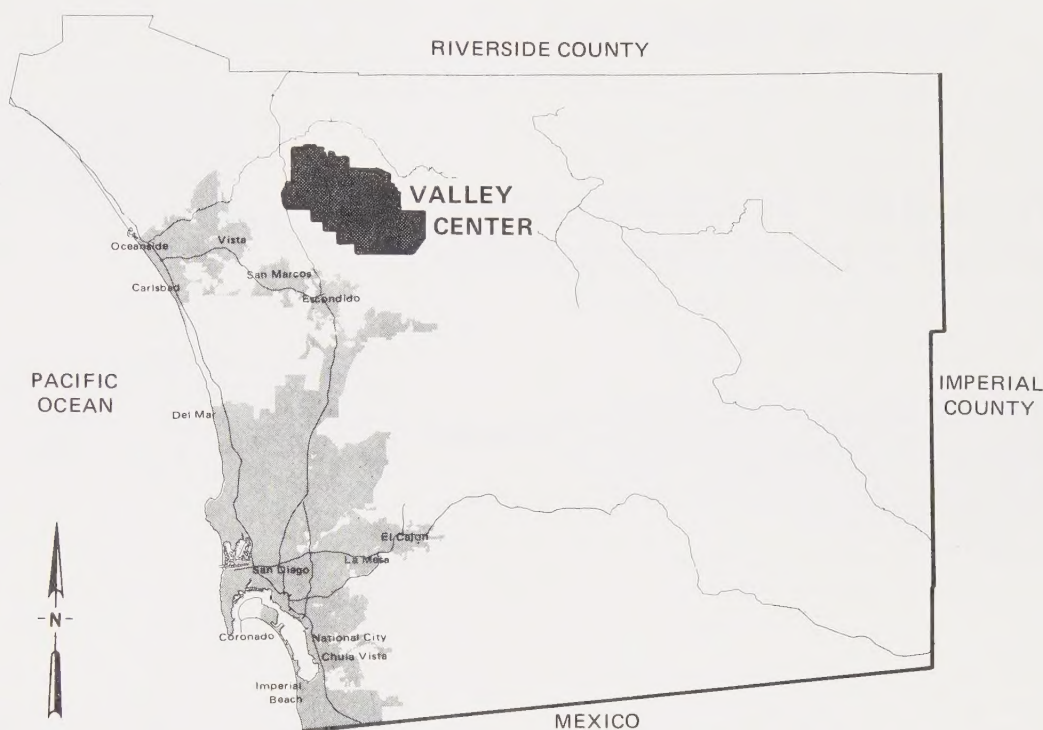
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Chapter 1

Introduction



INTRODUCTION

The area within the boundaries of the Valley Center Community Plan first came to the attention of American settlers in the early 1800's. However, it was not until the 1870's that the area experienced permanent settlement and the first post office was established in 1878. The present community name became official when a post office with the name of Valley Center was established on August 25, 1887, and the name has existed continuously until the present time.

Throughout the history of the Valley Center area, San Diego County has experienced tremendous growth and has thus helped Valley Center to become what it is today — a rural residential area on the fringe of urbanization. In fact, the agricultural base of the community has shifted over the years as urban sprawl pushed out agriculture in other nearby areas. However, the community has managed to continue its style of country living, partly as a result of the efforts of many dedicated citizens.

Community spirit has prompted the citizens of Valley Center to band together to formulate a community

plan which would enable Valley Center to continue its present living style.

The Community Planning Division of the County of San Diego was authorized to participate in the preparation of a community plan with the citizens of Valley Center partly because of the demonstrated high level of community interest and support for a rural community plan. It was felt that the matter was urgent in order to protect the rural residential life style.

Thus, government agencies and private citizens have worked together towards the common goal which is to "achieve the best possible overall environment for rural-residential living in Valley Center . . . through comprehensive and coordinated planning along with community action."

The text which follows and the accompanying maps explain what the citizens want their community to be. However, the need for a flexible document is acknowledged and the citizens realize that nothing should be rigid in view of changing life styles, needs and technology. Periodic updating of the plan will be necessary as conditions in the community change.

ORGANIZING FOR EFFECTIVE PLANNING

The Valley Center Community Plan has been formulated on the basis that the most valuable input in long range land use decisions at the community level comes from the citizens and property owners themselves.

Since a community plan is meant to provide more detail than the County General Plan, it is in the best American tradition to generate such detail at the grass roots level. It is sincerely believed that this democratic process of meaningful citizen participation in the planning process is more effectively developed in San Diego County than anywhere else in the state or nation.

INTELLIGENT PLANNING AND EFFECTIVE CITIZEN PARTICIPATION

April 1970—275 citizens attended the first community meeting.

December 1970—Board of Supervisors authorized the planning program. Membership open to all interested persons.

Over 20 experts representing all special districts, private utilities, Federal, State and local levels of government come to acquaint the citizens with every facet of the community.

February & March 1973—Goals approved by the Planning Commission and the Board of Supervisors.

September 1972—Goals approved by the community.

1973—Many alternative plans considered by the community.

Over 250 citizens serving on the General or Executive Committees hold 75 meetings representing over 4,000 man-hours of citizen participation.

Final plan approved for publication and distribution to the citizens of Valley Center.

Plan adoption and beginning of plan implementation.

June - Dec. 1974—Planning Commission and Board of Supervisors' public hearing on the plan.

In the case of the Valley Center Community Plan, the community already had a well-known history of high citizen interest and participation in community affairs. It was on this basis that the participation of County staff was authorized. In view of the demand for preserving agricultural lands in the Valley Center area, it was felt that common goals could be more effectively achieved by the organized teamwork of citizens and government.

The citizens' interest in the community planning approach first came to the official attention of the County by means of a letter dated November 6, 1969, from the President of the Valley Center Chamber of Commerce in which it was indicated that there had already been a meeting of interested citizens willing to volunteer their time to serve on a community planning committee.

This led to the Chamber's sponsoring a community-wide meeting in April, 1970 which was attended by approximately 275 persons who gave their enthusiastic endorsement to the concept of community planning for Valley Center. Subsequently, 65 persons representing all portions of the planning area officially pledged to serve on the Valley Center Planning Group Executive Committee. The general citizens' committee is, and has always been, open to all persons owning property, residing in, or otherwise having a genuine commitment to the welfare of the community. The organization's sole purpose is, and has always been, the preparation and implementation of a community plan for Valley Center.

The organization began the formal pursuit of its purpose on December 2, 1970, when it was formally recognized by the Board of Supervisors and all County departments were officially authorized to work with it.

Since its initial meeting on January 13, 1971, the Executive Committee of the Valley Center Planning Group has held over 75 meetings with the staff of the San Diego County Planning Department and has been briefed by over 20 consultants from County government, special districts, and private business, all of whom discussed the services that their organizations provide to Valley Center.

With this input and the replies from questionnaires mailed to all property owners, the citizens' committee, with approval of the community at large, has been able to arrive at basic goals as to how the community should grow. Again, by working with County staff, special districts, and private business, the committee has been able to translate the goals into specific land use, public

facilities and circulation proposals which are depicted on the enclosed Valley Center Community Plan map.

PURPOSE OF PLAN

The major purpose of the Valley Center Community Plan is to carry out the wishes of the citizens as to the future of their community, in so far as this is possible within the existing legal and institutional framework.

The enclosed Plan Map and this text which accompanies it describe both graphically and verbally the adopted goals of the community. As a guide for both public and private decision makers, the Plan and the goals will assure that future land use and public facilities placement decisions accurately reflect the desires of the citizens in shaping the Valley Center of the future. In addition, the plan will become a guide for regional coordination through its use by the Comprehensive Planning Organization (CPO). CPO review of federally funded housing, water and sewer, transportation and open space projects (A-95 Review Process), as well as some state projects, will be more precise as a result of the plan.

The citizen planners of Valley Center have gone about their appointed task with enthusiasm and seriousness. They have also followed the official policies and procedures of the County Board of Supervisors and have remained constantly aware of the needs and interests of special districts, privately owned public utilities, and all other interested parties.

In addition, the citizens of Valley Center want their plan to be a living document. To this end, the committee will continue to meet regularly during the implementation phase of the Plan and will review all relevant developments. Also, there will be a periodic review process during which the Plan will be updated after changing conditions and previously unforeseen circumstances are taken into consideration. As the Plan retains its ties to reality, its credibility as a community guide will gain wider acceptance.

These, then, are the basic purposes of the Valley Center Community Plan and the citizens hereby dedicate themselves to the task of translating them into action. They also pledge their cooperation with all public and private decision makers and, in return, look forward to achieving the Plan's objectives in a positive spirit of teamwork.

The Plan will have a continuing purpose as a means to an end but never a final purpose as an end itself.

Chapter 2

Background For Planning

HISTORICAL BACKGROUND

Valley Center as it is known today has been firmly established since the 1870's and then, as now, agriculture was the primary activity.

However, the establishment of the Valley Center Municipal Water District in 1954 marked a shift away from the types of agricultural pursuits that had been traditional in the high valley country. Citrus growers, displaced by the urban sprawl of Los Angeles and Orange Counties, moved south. Also, families in search of the peaceful contentment of country living, 4-H projects or horses for children came and settled, though Father might have to work elsewhere.

This historical background gives us a picture of the Valley Center of today and sets the stage for planning for the future.

CHARACTERISTICS OF PLANNING AREA

The Valley Center Community Planning area covers 94 square miles or 60,160 acres and had a population of 3,850 in 1970, according to the Federal Census.

Present population, in large measure, is disbursed throughout the planning area with several residential pockets, the largest being close to the central area. On rolling hills, citrus and avocado groves, flowers, and other agricultural crops continue to expand. The planning area includes various pleasant valleys whose growth will affect the future. While large in area, Valley Center can claim a character all its own. The higher elevations and hills give it a relatively fog and smog free atmosphere and a relatively frost-free climate suitable for citrus and other agriculture as well as residential estates. Its present rural qualities will encourage Valley Center residents to make every effort to preserve its amenities and make it a desirable place to live.

REGIONAL ORIENTATION

Valley Center is located 40 miles northeast of the city of San Diego and 8 miles northeast of the city of Escondido. It is approximately 20 miles due east of the city of Oceanside.

Main access to the community of Valley Center is via County Road S-6, also known as Valley Center Road. This road runs generally in a north-south direction and is accessible from Escondido. Interstate 15 (U.S. Highway 395) runs north and south adjacent to the western boundary of the planning area. Old Castle Road and West Lilac Road provide access to Valley Center from Interstate 15. State Route 76 runs in an east-west direction about 6 miles north of Valley Center from where access can be gained via Couser Canyon Road, Lilac Road, Cole Grade Road and Valley Center Road.

Parts of the northwest boundary of the Valley Center Community Planning area touch parts of the south-eastern boundary of the Fallbrook Community Planning Area. In turn, parts of the eastern boundary of the Fallbrook Community Planning Area touch parts of the southern and western boundaries of the Rainbow Community Planning Area. This gives true regional impact to the goals and decisions of the individual community planning groups in the northern part of San Diego County.

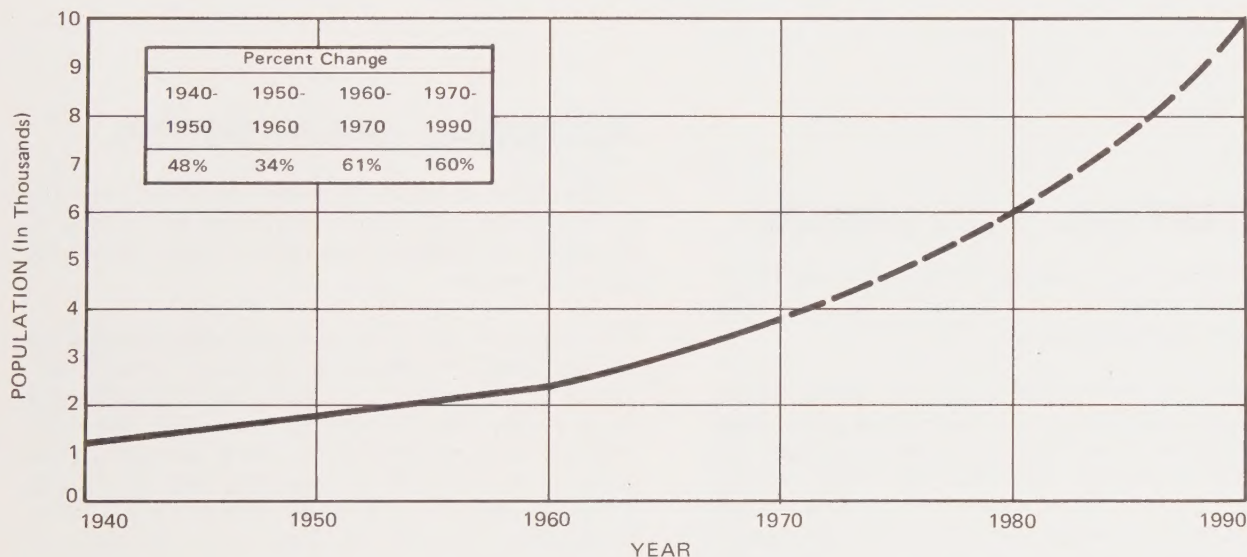
POPULATION AND POPULATION CHARACTERISTICS

As stated above, the 1970 population of Valley Center, according to the Federal Census, was 3,850 persons. The 1960 Federal Census placed the Valley Center population at 2,388 while a special State Census in April, 1969 indicated that 3,646 persons were living in the community. It can thus be seen that between 1960 and 1969, the population grew by 1,258 persons or 52.7%.

On this basis, the population is projected to reach approximately 10,000 by the year 1990. Since it is anticipated that the community can easily absorb this rate of increase without sacrificing its desired rural identity, characteristics of the population, other than mere size, as revealed by the 1969 census, have also been analyzed and have been taken into consideration in formulating the Valley Center Plan.

By taking various characteristics of the population into consideration, it is felt that the community's growth can be accommodated in a more orderly manner. At the same time, however, it is recognized that most of the forces affecting the future growth of Valley Center will originate outside the community itself and that a realistic plan must be in harmony with these larger, longer-range forces.

POPULATION TRENDS AND PROJECTIONS



PERCENT OF POPULATION BY AGE AND SEX – 1960 & 1969*

Age Group	Male by Percent		Female by Percent		Total by Age Group
Under 5		3%	3%		219
		5%	5%		239
5-19	15%		12%		984
	13%		13%		621
20-44	12%		13%		912
	15%		13%		669
45-64	15%		16%		1130
	13%		12%		597
65+	6%		5%		401
	6%		5%		262
1969	3,646		1960	2,388	

* See page 11.

As examples of population characteristics, some of which are purely internal while others are externally caused, the following were taken into consideration as a basis for projecting future land use and public facilities needs in Valley Center.

The 3,646 people living in the 94 square mile planning area in 1969 were living in 1,487 dwelling units of all types. In 1969, the average household in Valley Center (excluding mobilehomes) had 3.1 people compared to a County-wide average of 3.0 people. Mobilehomes within mobilehome parks in Valley Center averaged only 2.0 persons per unit in 1969.

Between 1960 and 1969, the proportion of the population under age 5 dropped from 10.3% to 6.0%, apparently as a reflection of the declining birth rate, the same as in Fallbrook and other nearby communities. The 5-19 age group increased slightly from 25.9% to 27.1% of the total population, while the 20-44 age group dropped from 28.0% to 24.3% and those in the age 45-64 category increased from 25.2% to 30.3%. An increase was also recorded in the over 65 age group from 10.5% to 11.8%. This means that Valley Center has a larger proportion of more mature citizens since the 1960 national census showed only 20% over 45 and only 9% over 65 years of age, on a nationwide basis.

An analysis of various characteristics of Valley Center's 1969 population reveals the following profile of the average resident at that time. He is a home-owner (65%) who has moved into his present residence since 1965, (50%), having previously resided outside San Diego County (36.4%). However, another 20% moved into their present residences from elsewhere within the Escondido-San Marcos-Valley Center area.

These statistics on the characteristics of Valley Center's population show both internal and external forces at work and provide guides to the potential future demand for residential structures and for educational and recreational facilities.

LOCAL ECONOMY

The economy of Valley Center is, naturally, interactive with its population and the characteristics of that population. The two will continue to grow and interact in response to both internal and external forces.

Internally, the economy of Valley Center is based largely on agriculture, said base in turn being affected

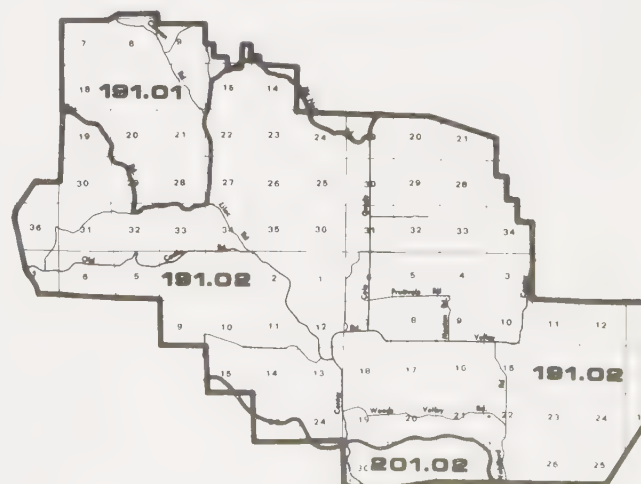
by economic activities and trends in southern California, northern San Diego County, and southern Riverside County. It is believed that future population growth in these areas will spill over into Valley Center and cause gradual but basic changes in the community's economy. At the same time, internal population growth will contribute to the continuation of some of the existing economic base.

Income

The special Census of April 1969, conducted by the State Department of Finance, revealed that there is both poverty and wealth in Valley Center. According to statistics gathered on annual median family income for census tracts in Valley Center, 7% of the families had incomes over \$15,000 in 1969 and 1.3% of the families had incomes over \$25,000. On the lower end of the income scale, 7.1% of the families in Valley Center had incomes less than \$3,000 while 1.1% of the families had incomes less than \$1,000.

When the results of the April 1974 census become available, it will be necessary to trace trends in income and employment and to attempt to correlate these two economic indicators in order to analyze the resulting implications for the Plan and to determine the changes in the validity of the assumptions underlying the plan.

VALLEY CENTER CENSUS TRACTS



TOTAL INCOME BY HOUSEHOLD — 1969*

Area by Census Tract	Total	Under \$1,000	\$1,000-2,999	\$3,000-4,999	\$5,000-6,999	\$7,000-8,999	\$9,000-11,999	\$12,000-14,999	\$15,000-24,999	\$25,000 Plus	No Response
191.01	139	1	5	9	7	7	10	7	5	1	87
191.02	1,119	13	71	90	81	81	118	64	66	16	519
201.02	14	0	0	1	1	1	2	1	1	0	7
Total	1,272	14	76	100	89	89	130	72	72	17	613
Percent of Total	100%	1.1%	6.0%	7.9%	7.0%	7.0%	10.2%	5.7%	5.7%	1.3%	48.2%

Percent of 191.01	100%	0.7%	3.6%	6.5%	5.0%	5.0%	7.2%	5.0%	3.6%	0.7%	62.6%
Percent of 191.02	100%	1.2%	6.3%	8.0%	7.2%	7.2%	10.5%	5.7%	5.9%	1.4%	46.4%
Percent of 201.02	100%	0%	0%	7.1%	7.1%	7.1%	14.3%	7.1%	7.1%	0%	50.0%

** 1969 California State Department of Finance Special Census data are being used because they were collected for the entire planning area and not on a sample basis as were the 1970 Federal Census data.*

Employment

In many suburban communities in San Diego County, many residents commute to work in central San Diego or to some other distant area. This poses a certain set of planning problems as far as street and highway planning is concerned.

However, a somewhat different situation exists in Valley Center in that 49.2% of the principal wage earners worked in the Escondido-San Marcos-Valley Center area in April 1969, while only 3.5% worked in central San Diego. It is thus not anticipated that planning for commuting will become a major issue within the community. Nevertheless, the employment base will undoubtedly change as land use patterns change in the area and the economic base of the region evolves in response to technological forces. The effect of all this is taken up in more detail in the Plan Elements, but it is the intent of this Plan to preserve the rural living atmosphere of the community. As employment patterns change, it will be necessary to make Valley Center somewhat more accessible to commuters and to improve the internal circulation system while preserving the rural atmosphere.

In anticipation of this, it is a community goal to "encourage only those industrial uses which are compatible with and are a direct service to a rural residential and agricultural community." A subsidiary goal is to provide employment through this type of industry, thus accomplishing the two fold purpose of keeping the work force close to home and retaining the rural atmosphere.

Secondary employment of a retail sales and service variety will also be encouraged to harmonize functionally and visually with adjacent land uses and with the rural atmosphere of the community.

Agriculture has long been an important element in the economic base of Valley Center and, according to the Committee's analysis of current trends, should continue to be so for many years. Even though changes in employment patterns are anticipated and encouraged, it is, at the same time, a primary community goal to "preserve, promote, and encourage agriculture as the principal industry in Valley Center."

According to the 1969 special census, 24.3% of Valley Center's principal wage earners are in the three categories of Managers, Operatives, and Laborers. Since employment connected with agriculture is spread over these three categories, it can be seen that agriculture is a significant segment of Valley Center's employment base.

It is believed that Valley Center can achieve balanced growth by encouraging a mix of modern agriculture and agriculturally oriented light industry both of which may have high income and high growth potential. If the community can harmonize its internal advantages with discernible trends at the regional, State, and national levels, there is an excellent opportunity for achieving balanced growth and maintaining the rural-residential atmosphere.

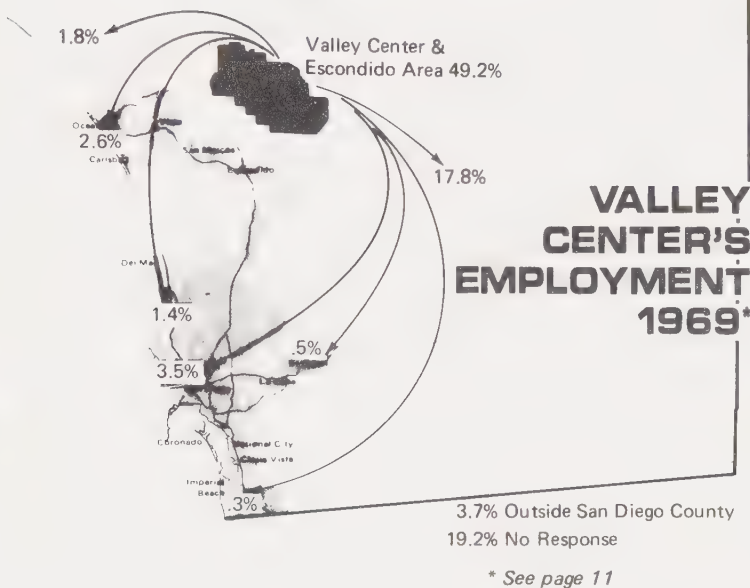
Agriculture

The importance of agriculture as an economic activity in Valley Center has already been stressed. However, Country living is also a way of life in Valley Center, therefore it is the intent of the Plan to make land available for the development of rural estates which can be combined with the raising of the area's traditional crops.

The commercial production of these same types of crops will also be encouraged in other areas where larger parcel sizes will be designated and residential development would be discouraged. Horse ranches would also be considered suitable in these light agricultural areas where such ranches would be compatible with the immediate surroundings.

It is believed that the Plan can achieve a harmonious balance between agriculture as a commercial activity and, at the same time, as a pleasant adjunct to rural-residential living.

WHERE THEY WORK . . .

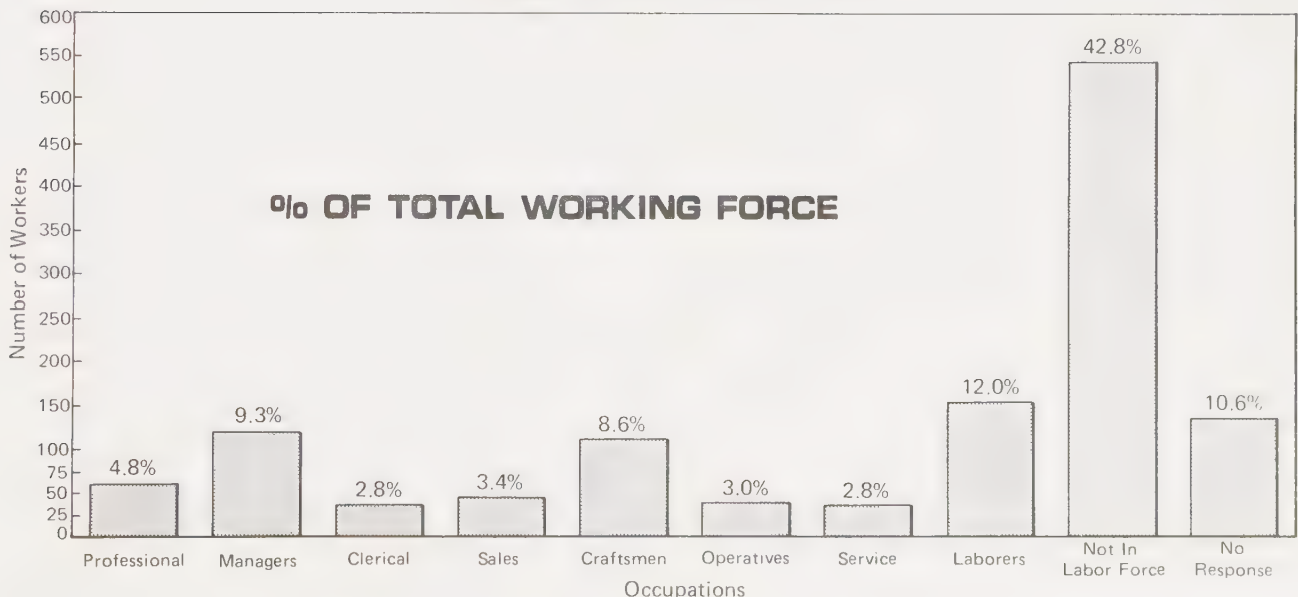


HOUSING

At the time of the 1969 census, 65.2% of Valley Center's families owned their own homes. Also, according to the 1969 census, 18.5% of the community's families had resided in their current dwellings for less than one year, while another 32.3% had been in their dwellings more than one year but less than four years. However, there were also a significant number of long-time residents. The vast majority of residents, both old and new, prefer single family dwellings.

It is a community goal to continue this harmonious combining of the old and the new by offering the widest possible choice of residential settings to all socio-economic groups in an attractive rural-suburban atmosphere.

AND WHAT THEY DO.



Chapter 3

Valley Center Goals

DEFINITION AND INTENT OF GOALS

A goal is a purpose or an ultimate end towards which effort is directed. It represents a value to be sought which is general and timeless.

The goals which follow reflect a thoughtful analysis of Valley Center and are a statement by the citizens and the Board of Supervisors of the kind of total living environment that should be achieved. These goals are not a plan, they are not regulations, nor do they substitute for detailed study of current problems. They are intended to give direction to detailed planning studies which will result in definitive methods, programs, and recommendations for reaching these goals to the greatest extent possible.

It is recognized that legal and economic limitations that presently exist may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

GENERAL OVERALL GOAL OF VALLEY CENTER

ACHIEVE THE BEST POSSIBLE OVERALL ENVIRONMENT FOR RURAL-RESIDENTIAL LIVING IN VALLEY CENTER BY IMPLEMENTING THE FOLLOWING GOALS THROUGH COMPREHENSIVE AND COORDINATED PLANNING ALONG WITH COMMUNITY ACTION.

On March 14, 1973, the County Board of Supervisors officially approved the Valley Center Goals and directed the Planning Department and Planning Commission to use these goals as guidelines in the processing of applications for rezonings, tentative maps, special use permits, and private development plans until such time as a plan is completed and adopted for the Valley Center area.

AGRICULTURAL GOALS

Overall Goal

Maintain and enhance the future of all agriculture and agriculturally related activities in Valley Center.

Goals

1. Preserve, promote, and encourage agriculture as the principal industry in Valley Center.
2. Encourage agriculturists to voluntarily retain their land in exclusive agricultural production.
3. Promote Valley Center's agricultural advantages and encourage agriculturists to locate in the community.
4. Protect areas designated for agricultural activities from scattered and incompatible urban intrusions.
5. Encourage the preservation of prime agricultural lands for high-value crop production.
6. Encourage and promote agriculture as one of the highest and best uses for open space, flood plains, and areas of relatively steep terrain with good agricultural soils.
7. Encourage the establishment of minimum parcel sizes for agricultural areas that are not planned for residential, commercial, or industrial uses.
8. Encourage the establishment of appropriate minimum parcel sizes for homesites mixed with agriculture on lands that are either too steep and rocky or where the soil is unsuitable for agriculture production.
9. Encourage tax incentives, improvements in the County's Agricultural Preserve Program and tax assessments based on land use to promote economical agriculture.
10. Encourage the use of reclaimed water for irrigation to minimize operational costs as well as to conserve water supplies.

RESIDENTIAL GOALS

Overall Goal

Maintain and enhance the existing rural residential atmosphere of the Valley Center area while accommodating a gradual, orderly increase in residential development which harmonizes with the natural environment.

Goals

1. Accommodate residential development in a manner which will enhance and preserve the natural terrain, vegetation, creeks, flood plains, lakes, and wildlife environment.
2. Discourage all extensive or severe grading for development.
3. Encourage developers to provide a variety of housing types in all economic ranges while maintaining and promoting a rural residential atmosphere. The community should include multiple family dwellings, mobilehome parks, and single family dwellings on small, medium, and large estate-size lots as well as residences related solely to agriculture.
4. Tailor residential development and parcel sizes to the character of the natural terrain.
5. Encourage the planned residential development concept of cluster-type housing and other innovative housing designs that provide adequate open space for residents in all areas designated for higher population densities.
6. Encourage blending all roads into the natural terrain and minimizing urban improvements such as curbs, gutters, and sidewalks, to preserve the rural atmosphere of the community.
7. Encourage orderly residential development by avoiding premature subdivisions of land which call for the expansion of public utilities and services to such developments at public expense.
8. Encourage all multiple family dwellings and mobilehome parks to landscape their developments and to provide an adequate number of off-street, attractively screened parking spaces for each dwelling unit.
9. Encourage all residential property owners to improve and maintain their properties.
10. Encourage street planting, landscaping, and undergrounding of utilities in residential areas.
11. Encourage the limitation of mobilehome parks to low density development with large lots.
12. Encourage the use of Planned Residential Developments for all multiple dwelling densities.
13. Encourage the establishment of larger minimum size standards for new mobilehomes on individually owned lots and encourage them only on parcels 2-1/2 acres or larger with skirting and landscaping.
14. Encourage the location of pockets of residential development only where they would be topographically suited, do not conflict with planned land uses, and do not require an urban level of public services.
15. Encourage the limitation of all residential areas other than those areas designated for multiple dwellings or mobilehome parks to rural residential-type development.

PARKS AND RECREATION GOALS

Overall Goal

Establish a well balanced system of parks and recreational facilities which will enrich the lives of all age groups within the community.

Goals

1. Encourage the development of two or three large local parks for Valley Center.
2. Coordinate the use of public and quasi-public lands (particularly special district owned land) for future park and recreation facilities.
3. Provide a community recreation center which would include a park, an all purpose building and recreation services to all age groups.
4. Provide for orderly growth of recreational facilities and park sites as the growth of the community warrants.
5. Locate local parks next to existing and future schools and encourage joint use of facilities.

6. Provide sufficient expansion space at future park sites for both the passive (e.g., lawns and tables) and active (e.g., athletic fields) recreational needs of all age groups.
7. Provide a system of trails exclusively for horse-back riding and hiking adjacent to agricultural areas, public lands, and roads, and integrate this system with existing and proposed trails within the San Diego region. These trails should provide north-south and east-west access throughout the area and lead to specific destinations.
8. Encourage the development of commercial recreational facilities.
9. Encourage the early establishment of park and recreation facilities to insure proper location, adequate size, and lower costs.
7. Encourage landscaping of all existing and future commercial structures and parking areas to assure visually attractive land use developments.
8. Design off-street parking facilities for optimum usage and the convenience of all commercial activities being served.
9. Encourage controlled access to commercial parking lots to reduce commercial traffic congestion.
10. Encourage all commercial signs to be limited in size, lighting, and character to blend into the rural atmosphere.
11. Encourage optimum space requirements and building setbacks in the design of all new commercial uses and off-street parking facilities.
12. Encourage clean-up, landscaping, and beautification programs in existing commercial areas.
13. Provide for neighborhood convenience centers designed for small, everyday purchases only when a demonstrated need arises.

COMMERCIAL GOALS

Overall Goal

Provide for the orderly growth of well designed and located commercial areas which are both convenient for local shopping needs and compatible with the character of the community.

Goals

1. Promote concentrated commercial areas for future shopping centers, businesses and professional offices in centralized locations with convenient access.
2. Avoid the strip approach for future commercial development.
3. Encourage only those commercial activities which would not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community.
4. Maintain a proper balance between commercial acreage and population served.
5. Encourage a "Western Style" of architectural design for all commercial structures such as buildings, street lights, and walkways.
6. Protect areas designated as commercial from encroachment by incompatible non-commercial uses.

INDUSTRIAL GOALS

Overall Goal

Encourage only those industrial uses which are compatible with and are a direct service to a rural residential and agricultural community.

Goals

1. Encourage only those light industries which will provide employment and produce goods and services compatible with these industrial goals.
2. Encourage the limitation of light industry to those which will not produce toxic wastes, noxious fumes, noise, or large quantities of solid waste material.
3. Encourage all existing industries to remain and expand in Valley Center.
4. Encourage landscaping of industrial areas (including parking and storage areas) to assure a visually attractive land use development.
5. Encourage all new industrial developments to be concentrated in attractive, well-designed and landscaped industrial parks with ample on-site parking to avoid the scattering of industrial uses throughout the area.

6. Locate industrial parks on fairly level land where it will be compatible with surrounding land uses, accessible to main traffic arteries, capable of being served with all necessary utilities and removed from the more populated residential areas.
7. Encourage new as well as existing industrial facilities to blend into their surrounding areas by utilizing a "Western Style" of architectural design.
8. Discourage all new industrial uses from locating in existing non-industrial facilities.
9. Discourage the encroachment of non-industrial uses in areas designated for industrial use.

CIRCULATION GOALS

Overall Goal

Develop a balanced and aesthetic circulation system throughout Valley Center which meets present as well as future needs and provides convenient and safe transportation for vehicular, equestrian, bicycle and pedestrian traffic.

Goals

1. Encourage the orderly and timely improvement of heavily traveled unpaved roads.
2. Encourage the provision of adequate space for the expansion of new as well as existing streets, roadside and median strip beautification, landscaping, and non-vehicular traffic.
3. Provide adequate off-street parking for all land uses to minimize traffic congestion.
4. Promote traffic safety by establishing safe speed zones at pedestrian and equestrian crossings located at logical points on all major thoroughfares and near schools, shopping centers, and parks.
5. Minimize noise from all motor vehicles.
6. Design and develop road patterns which follow the natural contours of the terrain and avoid grid pattern streets.
7. Construct roads so as to minimize cuts and fills and not disturb existing rock outcroppings and trees wherever possible.
8. Minimize use of signs and billboards; design identification and informational signs and all other outdoor advertising to blend into the natural surroundings in order to maximize traffic safety and beautification of the community.
9. Encourage the construction of walkways, curbs, and gutters only in commercial and industrial areas in an effort to maintain the rural atmosphere of Valley Center.
10. Provide bicycle and pedestrian paths along roadways leading to schools, commercial areas and parks. These paths should be separated from the actual roadways and should prohibit all motorized vehicles.
11. Encourage the designation of all major routes through the planning area as scenic routes and corridors.

PUBLIC SERVICES GOALS

Overall Goal

Provide an optimum level of coordinated public services efficiently and effectively.

Public Utilities Goals

1. Provide for the orderly expansion of sewer, water, gas, electricity and telephone services at both an optimum level of service and the lowest possible cost in taxes and utility charges.
2. Use the utmost care to preserve the natural landscape in providing public utilities.
3. Continue to underground all utilities in new subdivisions and encourage the systematic undergrounding of existing utilities with the ultimate goal of having all distribution lines underground where practical by 1990.
4. Encourage the orderly extension of natural gas lines throughout the community.
5. Encourage a high level of telephone service and install additional equipment to facilitate the availability of private lines at reasonable rates.
6. Encourage all public utilities to landscape and install vegetative screening around their facilities.

7. Encourage maximum water and sewage reclamation, water conservation, recharging of underground waters, creation of recreational lakes, and use of natural channels for transporting reclaimed water.
8. Locate utility systems and related services in accordance with the community plan which indicates the level of services to be provided and the location of facility sites for the entire planning area.
9. Provide sewer service only to those areas designated for intensive uses on the community plan.
10. Establish programs insuring maintenance of high quality water.
11. Support efforts by public and private agencies to reclaim and recycle waste materials.
12. Provide public street lighting at intersections of major roads. All other street lighting should be limited to intensively developed areas and be compatible with the rural character of each neighborhood.

School Goals

1. Continue to upgrade the existing level of public education and facilities.
2. Insure the early selection and acquisition of future school sites that are adequate in size and properly located to best serve the community.
3. Maximize the use of school facilities by utilizing them for after hours recreation, education, and meeting purposes.
4. Locate schools in areas free of disturbing factors such as heavy traffic flow or incompatible land uses.
5. Locate schools in areas which will permit safe and direct access for a maximum number of pupils.
6. Encourage the dedication of land for schools or the payment of fees in lieu thereof from all new subdivisions of land.

Other Public Services Goals

1. Locate rehabilitation facilities, medical centers, and convalescent homes in areas compatible with surrounding land uses.
2. Provide a high level of law enforcement, medical care, ambulance and emergency services, fire protection, and library services.
3. Encourage the early acquisition of land for cemetery facilities.
4. Encourage close coordination in planning with all Indian reservations to insure compatible land use relationships in Valley Center.
5. Encourage the retention of natural creek channels and encourage only those uses compatible with potential flooding such as agriculture, parks and recreation, riding and hiking trails, and other open space activities in flood plain areas.
6. Encourage only those types and patterns of development which minimize public expenditures due to water and air pollution, fire hazard, soil erosion, silting, slide damage, flooding and hillside cutting and scarring.
7. Encourage the use of septic tanks and/or sewer treatment plants where appropriate.
8. Encourage public agencies to provide for the most economical use of public lands and funds with the objectives of the community plan.
9. Encourage public agencies to coordinate public works projects and to exercise joint powers agreements to increase efficiency.
10. Discourage the construction of all private buildings and structures in areas subject to recurring major flooding and limit the construction of all public facilities in such areas to projects compatible with the community plan.
11. Encourage only the construction of grasslined or rip rap lined flood control channels when channelization is absolutely necessary.

Chapter 4

Plan Elements

LAND USE ELEMENT

Most of Valley Center is planned for rural type land uses such as agriculture, multiple use open space and open space reserve. However, the population is expected to more than double from its current figure of around 4,000 to at least 10,000 in the next 15 to 20 years. These new residents will play a significant role in shaping Valley Center's future land use patterns.

The Valley Center Planning Area's overall goal is, in part, to "achieve the best possible overall environment for rural-residential living." Agriculture plays an important role in providing both a healthy economic outlook and a rural environmental setting. The plan, therefore, encourages both light agriculture and areas for large lot residences. Accommodation is also made for some smaller lot residences and commercial and industrial support functions.

EXISTING LAND USE

Generalized Land Use	Existing Acres	Percent of Area	Number of Dwelling Units
Single Family Residential	385.0	0.70	1031
Two Family	5.5	0.01	18
Three or more Family	4.0	0.01	38
Mobile Homes	22.0	0.04	170
Commercial	55.5	0.12	36
Industrial	9.5	0.02	—
Agriculture	8,831.0	16.72	—
Public, Semi-Public	3,008.0	5.77	—
Transportation	2,382.0	4.51	—
Developed Area Total	14,702.5	27.80	1419
Undeveloped Area			
Vacant	38,193.0	72.18	—
Water Areas	8.0	0.02	—
Total	38,201.0	72.20	—
GRAND TOTAL	52,903.5	100.00	1419

RESIDENTIAL

The Valley Center residential goal is to "Maintain and enhance the existing rural residential atmosphere of the Valley Center area while accommodating a gradual, orderly increase in residential development which harmonizes with the natural environment." To meet with this goal, the plan depicts four residential categories: Rural Estates, Rural Residential, Resort Residential, and Mobilehome Parks. Planned Residential Development (PRD) is a desirable method of development for all of these categories. Use of Planned Residential Development will allow concentration of densities while preserving the area's natural features and visual amenities such as orchards, water courses, wooded areas, and irregular terrain.

The intent of the residential categories is to offer a phasing of development in Valley Center over a period of time. This phasing should not require a sewer in the short term, except for the cases of Resort Residential uses. But longer range development may require such a system to meet future population and housing demands. In addition, the plan recognizes that certain small acreages may present immediate problems in regard to adequate sewage disposal. Nevertheless, the Planning Group desires that these areas be available for the uses planned subject to Health Department approval of septic tank systems.

Rural Estates

This category is designed for areas where soils are generally suitable for agricultural crop production and where development should be limited to single-family detached houses which blend into the rural agricultural atmosphere. Residential lots of 2 acres or larger would be allowed. Typical development would be large homesites in conjunction with family agriculture. However, Planned Residential Development would also be allowed provided the minimum unit overall acreage is maintained. Rural Estates cover approximately 3,500 acres or 6.6% of the planning area. Concentrations of this category are located primarily in the central portion of Valley Center spreading along both sides of Valley Center Road, part of Lilac Road and Miller Road, and completing a large swath up Cole Grade Road. In addition, smaller pockets exist along Woods Valley Road, West Lilac Road, Old Castle Road, the intersection of Old Castle Road and Lilac Road, the Old Lilac area and, finally, east of Interstate Highway 15 along Old Castle Road. Within these areas, existing patterns of relatively large lots mixed with agriculture will prevail. It is the intent of the plan specifically to discourage new single mobilehomes. Factory built homes approved by the State of California will be permitted.

Rural Residential

Certain areas located within the central portion of Valley Center are already divided into relatively small parcels. In addition to their size, the soil is generally unsuitable for commercial agriculture. In Rural Residential, building sites are intended to be no less than 1 acre in size and are not anticipated to require public sewers in the short term. Excessively steep slopes have been avoided. The Planned Residential Development type development will be permitted as long as the minimum overall acreage is maintained.

Three areas are delineated Rural Residential. The largest area is located in the vicinity of Woods Valley Road and Valley Center Road and includes the Sherwood Heights subdivision. The second area is northwest of the designated commercial area near the intersection of Cole Grade Road and Valley Center Road. The third pocket is in the Old Lilac area.

Approximately 1,000 acres are included in Rural Residential which comprise 1.9% of the total planning area. Certain areas within this category may require larger lot sizes due to potential septic tank problems. These sites will be evaluated on their own merit when application is made for a building permit. Specifically discouraged are new single mobilehomes.

Resort Residential

The Resort Residential category is designed to accommodate residential uses integrated with recreational facilities. Typical development should include recreational areas such as golf courses, recreational vehicle parks, equestrian centers, and housing. Maximum gross density permitted would be one dwelling unit per acre in areas where public sewer systems are not available, and two dwelling units per acre where public sewers can be provided. Limited supporting facilities such as hotels, motels, restaurants and specialty shops for use by residents and guests could also be included. Use of Planned Residential Developments will be encouraged. Resort Residential uses should be limited to those areas where adequate public services, such as a regional sewer and water system, major access routes, schools, and fire protection facilities can be provided.

Mobilehome Parks

Mobilehome parks, while not specifically excluded, are not shown for expansion beyond the existing 2 sites near Lilac Road and along Paradise Mountain Road. The maximum overall density will be limited to 5 mobilehomes per acre with a minimum park size of at least 15 acres. Adequate landscaping to enhance the site will be promoted. Generally, this category will house retired and childless couples who will not generate a large number of school age children. The major consideration prior to approval of any new mobilehome or a major expansion of an existing park is the provision of adequate sewage disposal. It is the intent of the plan to prohibit any new mobilehome park that would result in the need for the community to install a sewer system.

COMMERCIAL

The Valley Center business goal is to "provide for the orderly growth of well designed and located commercial areas which are both convenient for local shopping needs and compatible with the character of the community." The community has a good opportunity to plan commercial activities compatible with surrounding land uses. The absence of existing commercial zoning and the large amount of vacant land within the commercial designation will enable new shopping facilities to best utilize off-street parking, sign controls, avoid strip development and encourage a western architectural theme.

The plan shows an adequate amount of commercial land use to supply the citizens of Valley Center with goods and services for the next 20 years. Two types of

SPECIFIC PLANNING AREA DESIGNATION

TEXTUAL ADDITION

NOTE: The following paragraphs are intended to be added to the text of the Valley Center Community Plan as part of Chapter 4, "Plan Elements -- LAND USE ELEMENT," p. 11-18, immediately preceding "AGRICULTURE."

SPECIFIC PLANNING AREA

The Specific Planning Area land use category is intended for application to areas where more detailed planning is required prior to development. Areas suitable for the Specific Planning Area category may include any parcel or parcels, fifty acres or larger, proposed for large-scale urban development, natural resource protection, historic preservation or any other use requiring more detailed planning than contained in the Valley Center Community Plan.

Land should not be designated for urban development by means of the Specific Planning Area land use category unless such urbanization is consistent with the goals and criteria pertaining to the location of urban uses as found in the text of the Valley Center Community Plan.

Once land is designated as a Specific Planning Area no major or minor tentative subdivision maps nor reclassifications to more intensive zones shall be approved except in accordance with an adopted Specific Plan, as described in Section 65451 of the California Government Code.

Upon designation, a Specific Planning Area category shall indicate the maximum overall average residential density to be permitted by any subsequently adopted Specific Plan. Maximum overall average residential density shall be defined as the maximum allowable total number of dwelling units divided by the total number of acres being amended to the Specific Planning Area category.

The Board of Supervisors may indicate by resolution of adoption of a Specific Planning Area designation any goals, objectives, or conditions it deems appropriate. Such portions of the resolution of adoption shall become a part of the General Plan. Any Specific Plan adopted pursuant to the designation of a Specific Planning Area shall be consistent with these goals, objectives, and conditions as well as all other appropriate portions of the County General Plan.

Any zone in the San Diego County Zoning Ordinance may be found consistent with the Specific Planning Area category if such zone is specified as permissible in the Specific Plan adopted pursuant to the Plan amendment.

commercial are shown: Community Commercial and Neighborhood Commercial. In addition, Commercial/Industrial, while oriented to industrial land use, will encourage many land uses appropriate to heavy commercial including those activities associated with agriculture.

Community Commercial

Community Commercial is designed to provide for the shopping and service needs of the entire community. The single location anticipated for this activity is at the intersection of Cole Grade Road and Valley Center Road. Because of the limited development which has occurred, the community has the opportunity to require good commercial site planning. The concentration of commercial at this location will service the needs of the entire community and allow for the location of compatible and attractive businesses. Signs should be kept to a minimum, safe ingress and egress points should be conveniently located on the major roads and a western type architectural theme should be applied to the buildings. Sixty acres are shown on the plan which should meet the Community Commercial needs of the community for the next 20 years.

Neighborhood Commercial

In order to supply residents with well located convenience type facilities, two neighborhood commercial centers are located in the community. These sites are situated at the intersection of Valley Center Road and Woods Valley Road where some commercial activity now exists, and in the general vicinity of Old Castle Road and Interstate 15. Each site is to provide space for minor markets and/or personal service facilities. It is anticipated that sufficient population will be generated from existing and proposed housing to support these facilities adequately. It is intended that other smaller neighborhood convenience centers of 1 acre or less be provided as the need arises. It is further intended that major residential subdivisions consistent with the density allocations of this plan are to provide adequate acreage to serve the commercial needs of the subdivision.

COMMERCIAL/INDUSTRIAL

The Industrial Goal states: "Encourage only those industrial uses which are compatible with and are in direct service to a rural residential and agricultural community." As stated earlier, this category is more closely allied to heavier commercial activities than to industry. Activities will be confined to those operating without significant emissions of smoke, fumes, odors,

noise, vibrations, or water pollution. Examples would include research and development firms, specialized manufacturing plants, warehousing, wholesaling, and packing plant operations. Especially pertinent are the heavy activities related to agricultural production. The location of this land use is adjacent to the Community Commercial designation, south of the Cole Grade Road-Valley Center Road intersection. The landscaping of grounds, parking areas, and facilities is encouraged in order to create an industrial park-like atmosphere and to contribute to the rustic identity of the community.

AGRICULTURAL

The agricultural designation is designed for light agricultural operations such as tree crops, vines, field crops, and related activities. Specifically discouraged are those farming pursuits associated with heavy agriculture such as poultry, swine, cattle ranching and the like. However, those activities associated with youth organizations such as 4-H, FFA, etc., are not discouraged. The land area shown in light agriculture encompasses approximately 24,000 acres and is the largest single land use category on the plan. Much of the area shown is now engaged in agriculture, primarily avocados and citrus. Because of the increasing number of acres being planted each year, these activities are anticipated to continue throughout the plan's duration. Horse ranches would also be allowed in areas where they do not interfere with surrounding land uses. Single family residences and mobilehomes are allowed in the areas shown as light agriculture. The minimum parcel size is 2-1/2 acres although larger acreages are encouraged in order to retain agriculture and to qualify many areas for inclusion in agricultural preserves.

The Valley Center Planning Area encompasses approximately 94 square miles, the vast majority of which is rural in nature. While heavy agriculture is neither anticipated nor desired and is not shown on the community plan, a demand for such activities in this large area could occur. For this reason, heavy agriculture should not be totally excluded but should be allowed if specific criteria are followed in determining the location and nature of each proposed activity. In general, remote and isolated areas in the Light Agriculture, Multiple Use Open Space and Open Space Reserve categories would be the only permissible locations. In no instance should heavy agriculture be located adjacent to proposed concentrated residential areas.

Agriculture will continue to provide employment and income to many residents of Valley Center. In addition, the park-like atmosphere which agriculture creates is one of the natural amenities of the Valley Center area. With this in mind, the goal to "maintain and enhance the future of all agriculture and agriculturally related activities in Valley Center" should be accomplished.

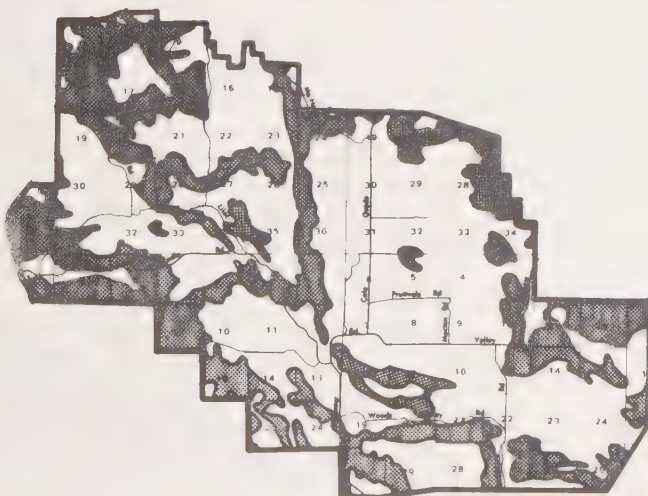
OPEN SPACE

Many parts of Valley Center are not conducive to development for one reason or another. Steep slopes, severe rock outcroppings and limited access all contribute to land which is not suitable for intensive development. Two categories of varying severity are shown on the plan: Multiple Use Open Space and Open Space Reserve.

Multiple Use Open Space

Multiple Use Open Space areas, which are scattered throughout the community, comprise land of severe geographical limitations such as steep slopes generally in excess of 30% gradient and areas of extreme rock outcropping. These areas of irregular topography both limit development and add a form of natural amenity to the existing character and identity of the community. Such areas are particularly suited for isolated homesites and mobilehomes, and their access should be developed so as to blend into the natural landscape at a minimum of 4 acres, except certain flat, accessible pockets where divisions down to 2-1/2 acres would be allowed. Soil in this category is generally not as suitable as other areas for agricultural crops, although limited crop production may be possible in some areas. These areas are also particularly suited for those rural recreational activities not normally provided by public agencies. Examples of such activities include: nature resort areas, leisure resorts, recreational areas, summer-winter resorts, wildlife areas, nature reserves, or riding clubs. Other uses as envisioned in the future will also be allowable as the demand for leisure time activities and space away from the urbanized areas increases.

SLOPES OVER 30%



Open Space Reserve

Open Space Reserve areas, which are also scattered throughout the community, are encouraged to remain predominantly undeveloped due to severe geographical limitations such as extremely steep slopes generally in excess of 50% gradient, extreme rock outcropping, and extremely high soil erosion characteristics. This category would allow the irregular terrain to retain its natural state. Soil in this category is also generally not as suitable as other areas for agricultural crops, although limited crop production may be possible in some areas. These areas are only suited for isolated homesites and mobilehomes, and their access should be developed so as to blend into the natural landscape at a minimum of 4 acres except certain flat, accessible pockets where divisions down to 2-1/2 acres would be allowed. The basic difference between Multiple Use Open Space and Open Space Reserve is that the Open Space Reserve areas will require no public services since, in fact, the number of potential homesites is extremely limited.

PARK AND RECREATION ELEMENT

With agriculture, rolling hills and a relatively sparse population, all of Valley Center takes on an open, park-like appearance. The park and recreation goal for Valley Center states "Establish a well balanced system of parks and recreational facilities which will enrich the lives of all age groups within the community." With these thoughts in mind, the Valley Center Planning Group designated a number of general areas for community parks and local parks as well as specific sites for specialized recreation to meet the future park and recreation needs of the community.

Parks

Small parks of 5 to 10 acres, to be located adjacent to existing and proposed school sites, are planned for local use in conjunction with school playground facilities. It is anticipated that these parks would be multi-purpose but they would generally tend toward active recreational pursuits. The size of these sites has not been determined, but at the time of purchase of future school sites, consideration should be given to the best location and amount of land needed for local parks. The general areas anticipated for these sites are: near the existing site of the elementary school and the proposed school, in the vicinity of Old Castle Road and Lilac Road, in the general area around Valley Center Road and Woods Valley Road and, finally, in conjunction with the future high school site somewhere in the central Valley Center area.

Three other park sites are also shown on the map in their approximate locations on the plan. They will be somewhat larger than the sites adjacent to schools and their uses will primarily be passive. The first site is shown near the developing commercial and industrial areas and the Rural Residential land use designation in central Valley Center. The most likely location for this park would be on the south side of Valley Center Road where existing high water tables may curtail development and substantial trees and foliage exist. The second site is shown near the existing Community Hall where a park could benefit and enhance the use of this facility. The third site is shown on the north side of Lake Turner Reservoir on steep, rugged terrain. This site is particularly well suited for passive recreational pursuits such as picnicking.

Specialized Recreation

One category of specialized recreation is shown on the plan: recreational vehicle campgrounds. Three recreational vehicle campgrounds already exist in the planning area. One site is located on the north side of Woods Valley Road midway between Valley Center Road and Lake Wohlford Road, while a second site is situated along Lilac Road north of its intersection with Old Castle Road. A third site, just off Highway 395 north of Old Castle Road is on the very edge of the planning area. No expansion of these facilities is anticipated as Valley Center grows.

Golf courses could also be considered as Specialized Recreation, although they are not shown on the plan. The Skyline Ranch Country Club on Paradise Mountain has a short par 3 golf course. The Circle "R" Golf Course, located on Old Castle Road and Highway 395, provides the only public golfing facility within the planning area but other golf courses just outside the planning area provide Valley Center residents with ample facilities. Future golf courses would be ideally situated in floodplains and natural drainage areas. No future sites are shown on the plan however; the development of a new golf course would be consistent in any land use category shown in the plan.

PUBLIC SERVICES AND FACILITIES ELEMENT

One of the more important reasons for designating various land uses on the plan is the achievement of a high level of efficiency and economy in the provision of public services, utilities and facilities to the community. Because of the overriding requirement that Valley Center citizens pay their fair share of the costs, the Valley Center goals desire to "provide an optimum level of coordinated public services efficiently and effectively." To better accomplish this, numerous meetings were held between the staff, members of the citizens' planning group and the various public

agencies, special districts and private utilities companies. Coordination was attempted between these groups in order to bring their plans, policies and procedures into harmony with the community's adopted goals and this plan. The following section is a result of these conferences and discussions.

Schools and Education

Generally accepted planning principles were employed to project the future demand for school facilities. Early acquisition of sites which are well located and adequate in size should continue to be a high priority. A continuation of the high quality education programs espoused by the Valley Center Union School District should be maintained.

Elementary Schools

Valley Center is in urgent need of additional elementary school facilities, a problem which will become increasingly acute as the population increases. As the existing school is overcrowded, having to utilize portable units, the citizens of Valley Center successfully passed a bond issue which will provide funds to construct a second school. This new school will be located west of the existing school site and will include additional property which will be purchased from the County of San Diego to bring the site up to adequate size. The existing school is a K-8 school. The new school may be a K-6 if the existing school is converted into a junior high school of grades 6 to 8, or it will be a combination elementary - middle - junior high school with grades 5 to 8. When ready to open in 1975, the new facility will be at capacity.

Long term planning to implement the Valley Center Plan will require the acquisition of additional sites for elementary schools. The highest priority location from the standpoint of the school district is in the Old Castle Road - Lilac Road Area. This site is needed because of the large number of students bussed from this area and the potential population which could be generated from the residential categories in Moosa Canyon and in the Old Lilac area. A second site is shown on the plan in the Valley Center Road - Woods Valley Road area. This site would be necessary to accommodate the student population from the surrounding area which may have high density because of its high concentration of relatively small lot sizes.

Approximately 10-12 acres are generally needed for an elementary school. This acreage plus that which would be purchased for an adjacent local park could bring the total size to around 20 acres. The sites shown are only generally located on the plan but should adequately handle the future elementary school population of 10,000 residents.

High School

At present, high school students in Valley Center attend school in Escondido. This arrangement will probably continue for the duration of the plan. However, because of the community identity which can be gained from a high school, the relatively isolated location of the community, the eventual need for such a facility, and the desire to purchase sites well in advance of need, a site has been shown on the plan. With approximately 6-8% of the population in the high school age group the 20 year projected population of 10,000 would generate only 600 - 800 high school students. This number is at the low or marginal end of the justification for a high school. However, a site should be chosen early in order to provide adequate size and proper location in the proximity of central Valley Center. The acreage set aside should be at least 40 acres in size. Since it would be appropriate to locate the school administration offices in this vicinity, as well as a local park, a larger piece of property in the 60 acre range would not be inappropriate.

Other Community Facilities

Other public facilities to serve the needs of the future population of Valley Center include fire and police protection, water, medical services, cemeteries, libraries, meeting facilities, public utilities, and in the future, a sewer system. Existing facilities are shown on the Public Facilities Map, however, future sites are not shown as most of them will be located in or close to the appropriate land use to be served when the need arises and the community desires the service.

Fire

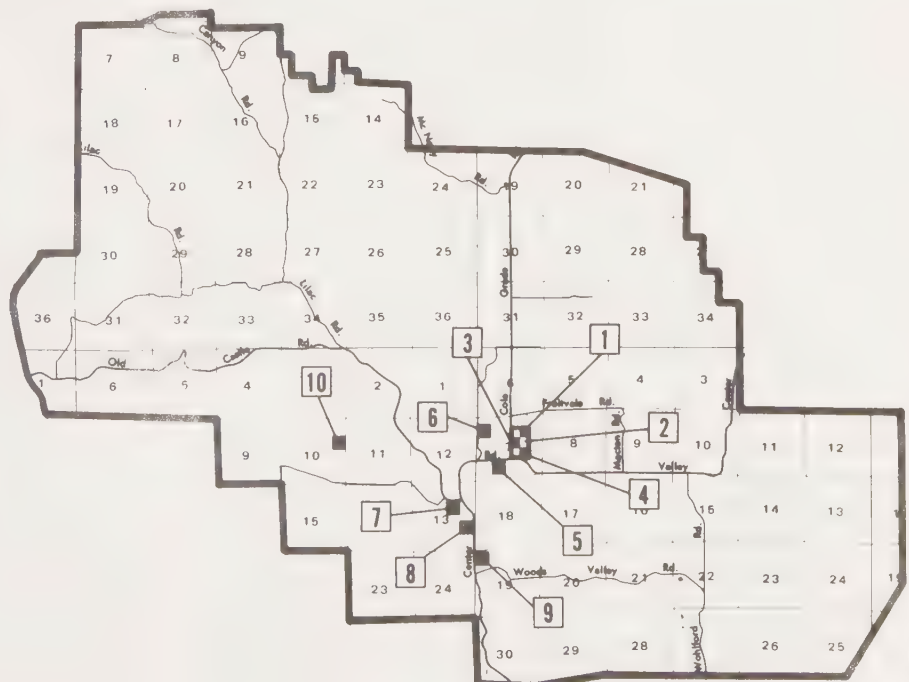
Valley Center is currently served by the State Division of Forestry for fire protection but its facilities are inadequate. The Valley Center Station on Cole Grade Road has two engines but only one is available during the winter months. The Miller Station located 1 mile east of Interstate 15 on West Lilac Road has one engine but is closed completely in winter as is the San Marcos station located outside the planning area. This means that large portions of western Valley Center are without adequate fire protection during the winter months. The critical fire months are generally from May 1st to December 15th but, as many people can attest, fire knows no real season. For this reason additional facilities and funding to provide these facilities should be sought. Alternatives to alleviate the problem could include the following: contracting with the State for additional facilities and equipment, encouraging County-wide funding for structural fire protection, forming a special fire protection district, or finally, supplementing the existing system with a volunteer fire fighting unit. All these alternatives cost money which will have to be provided by the taxpayer if adequate protection is to be attained. The other aspects of fire fighting, (waterlines, hydrants, personnel and the alarm and dispatch system) appear adequate for the plan period if constant adherence to safe fire standards is maintained.

Police Protection

The existing sheriff's station located on Valley Center Road is inadequate to meet current demands. Additional facilities, men and equipment are needed now

PUBLIC FACILITIES

- 1** — Valley Center Elementary School
- 2** — County Maintenance Yard
- 3** — Fire Station
- 4** — Valley Center Municipal Water District Office
- 5** — Library
- 6** — Cemetery
- 7** — Community Hall
- 8** — Sheriff's Substation
- 9** — Post Office
- 10** — Refuse Disposal Site



and even more will be needed as the population increases. This expansion should take place as the community develops.

Water

Water is a valuable resource in Valley Center. While much of the potable water comes from the Colorado River via the first San Diego aqueduct, there are numerous wells pumping regularly to provide water for irrigation. The Board of Directors of the Valley Center Municipal Water District has reviewed the Valley Center Community Plan and found it in general agreement with District water plans and projections. The primary demand for water will remain agricultural, but with an increasing number of housing hookups anticipated.

EXISTING WATER LINES 1969



Medical Services

As the population grows, the demand on local health care services will increase to a point where local facilities will have to expand. Valley Center is in the Northern San Diego County Hospital District. Currently, there is no general hospital in the community, and no plans are anticipated to build such a facility. Thus the community is, and will continue to be, reliant upon the medical services of local doctors and clinics and ambulance service to the hospital in Escondido. The plan does not show a particular site which would be well suited for future local health care facilities as they would generally be compatible in all areas and should thus be judged on their own merits. However, ambulance service could be improved by utilizing sheriff's vehicles to the greatest extent possible.

Meeting Facilities

Currently, the most heavily used facility in Valley Center for general meeting purposes is the Community Hall. The Valley Center Community Services District, which operates and maintains the Hall, will constantly be improving this facility throughout the period of the plan so as to provide adequate meeting space for all of Valley Center's recognized groups.

Cemetery

The present cemetery site is adequate for current needs and the Valley Center Cemetery District has been formed to insure that these needs are taken care of in the future.

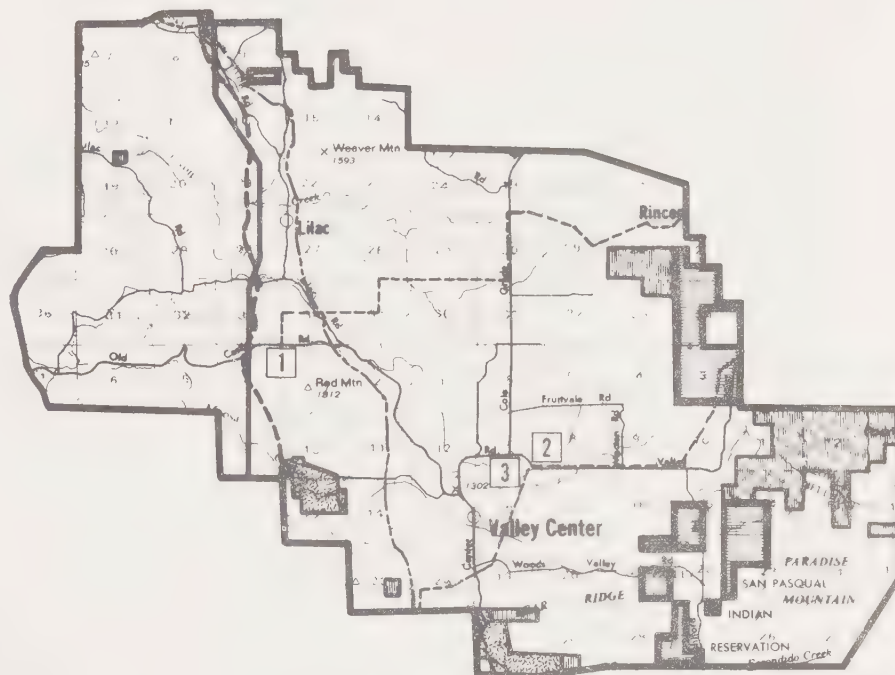
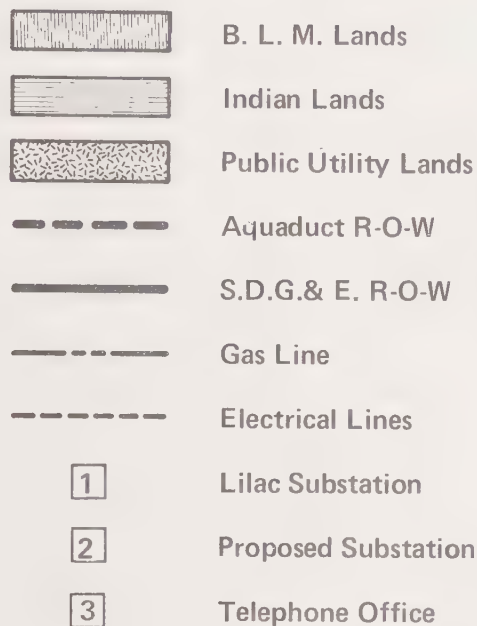
Library

The existing library is well situated in the center of the Community Commercial designation and is of sufficient size to adequately handle Valley Center's reading needs for the foreseeable future.

Public Utilities

Valley Center is served by both the San Diego Gas and Electric Company and the Pacific Telephone and Telegraph Company. It is expected that San Diego Gas and Electric will be able to meet the future electrical needs and requirements of Valley Center. A substation in the vicinity of Valley Center Road and Vesper Road will be necessary in the near future to meet the growing electrical needs and demands of the area. This substation will be served by existing transmission lines and/or extensions thereof. The projected population of 10,000 is estimated to utilize 25,000 kilovolt amperes at peak electrical demand. Currently, gas service is provided in the central area with future expansion available. The yearly gas consumption in 1990 is estimated to be 4,000,000 therms (one therm equals 100,000 BTU's). Both consumption figures are average for a rural-residential and agricultural community. Residential use is approximately one-third of the total energy load. These figures could change in the future to reflect different lifestyles or changes in commercial and industrial growth and modes of transportation. In addition, the San Diego Gas and Electric Company has agreed to permit regulated use of its fee-owned utility corridors for non-motorized riding and hiking trails. Such use would require proper agreements to indemnify San Diego Gas and Electric Company of possible liability involved. Pacific Telephone and Telegraph has established a central office in Valley Center consisting of containerized equipment. The calling area has been extended enabling customers to call additional exchanges toll free. Continued improvements in overall services are expected throughout the period of the plan.

PUBLIC LANDS AND UTILITIES



Sanitation

The Valley Center Community Planning Group is on record as discouraging the extension or creation of sewers in Valley Center for at least 5-10 years. The Valley Center Municipal Water District is ready to provide a sewer system in the event that such a system is desired and needed by the community. As the community increases in size, the density of the population in the Rural Estates and Rural Residential areas will increase and the supporting commercial and commercial/industrial facilities will expand. With some areas in these designations already troubled by high water tables from increased agricultural irrigation runoff, sewers will undoubtedly be required if development continues. The possibilities of future compact package treatment plant operations are remote. All new systems will have to connect to the regional sewer system in Moosa Canyon, off Interstate 15, which parallels the western boundary of the planning area.

Solid wastes are disposed of at the Valley Center land fill on Aerie Road. This site will provide adequate disposal facilities for Valley Center throughout the period of the plan although in the distant future a new site will be needed. No new site is shown on the plan at this time. Recent innovations in disposal and reclamation (i.e., pyrolysis process), however offer more environmentally sound alternatives to this age old problem. Hopefully refuse can someday be saved for reuse rather than continuing to blight the countryside.

ENVIRONMENTAL QUALITY CONSIDERATIONS

Protection of Environmental Quality covers a wide gamut of environmentally oriented topics. Included are natural resources such as woods, water, soils, minerals, fish and wildlife, as well as other less precise categories such as scenic vistas, steep slopes, severe rock outcropping, and pollution free climate, to name but a few. The Valley Center Planning Group recognizes the importance of conserving the environment and the resources which have made Valley Center such an enjoyable place in which to live.

Scenic Vistas

Valley Center is in a natural park-like setting. Scenic views abound from virtually every part of Valley Center, with mountains, valleys and vegetation all contributing to this feeling of openness. In addition, rugged rock outcropping, natural stands of trees, creekbeds, hillsides, and wildlife abound in the community and contribute to Valley Center's natural scenic beauty.

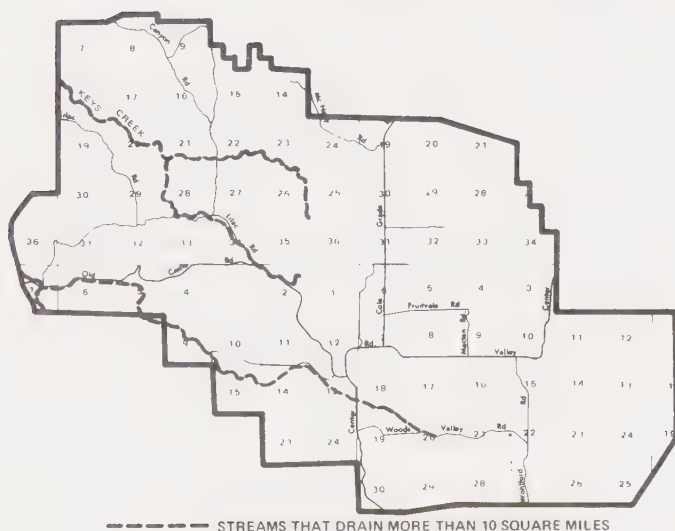
Pollution disturbs the beautiful and tranquil setting of any community by disrupting natural scenic views, creating unhealthy conditions and disturbing the peace. Thus pollution is of great concern to the residents of Valley Center and they have made positive proposals to retain their healthy environment. Only non-polluting commercial and industrial operations are

encouraged. Strict adherence to public health standards regarding septic tank construction will aid in eliminating water pollution. Visual pollution is discouraged through screening of unsightly activities as well as architectural themes in commercial and industrial areas and clean up campaigns in agricultural and residential areas. Aesthetic and scenic considerations are inherent in all facets of the Valley Center plan. Their preservation is all important in the course of future community development.

Water Courses

The Valley Center goals call for retaining creek channels in their natural state by encouraging only compatible land uses such as agriculture, parks and recreation, riding and hiking trails, etc. The basic flood control goal is, therefore, floodplain preservation in a manner that maintains the beauty of natural streams whenever feasible and, if channelization is absolutely necessary, the construction of only rip rap or grasslined channels is encouraged.

100 YEAR FLOOD PLAINS



Soil

Soil erosion is a factor to be considered in all future development, especially on hillsides. The terrain of Valley Center, as well as its climate, makes much of the community an ideal place to grow citrus and avocados. Well drained hillsides and fairly level valleys contribute to making it a good agricultural area. Furthermore, homesites are not as flexible as agriculture when committed to the terrain.

Very steep slopes should, therefore, be avoided in the construction of homes and other structures because of their impact on erosion and the overall environment of Valley Center. This stipulation has been carried through in all the residential categories on the plan.

HOUSING ELEMENT

The Valley Center Planning Group recognizes the need to provide housing to all residents regardless of income, age, race, or ethnic background as well as the need for an adequate selection by location, type, price, and tenure. As a result, the community is insuring an open and free choice of housing for all.

To agree on what should be constructed and then implement it is often a difficult task. The Valley Center Plan has sought to propose land use patterns which will offer a variety of housing types. While proposed densities do not exceed one dwelling unit per acre on the plan, this is primarily to discourage urbanization. Smaller lots may be proposed in future phased development when services can be planned to facilitate them.

Encouragement will be given to developers to construct innovative housing types consistent with the densities on the plan, the rural-agricultural environment of the community, and the anticipated demands for a variety of housing. The current feeling in the community is toward fewer mobilehomes on single parcels of land. Those that occupy Valley Center now and in the future are encouraged to beautify their premises and surrounding grounds.

The long term residential population of approximately 10,000 will require a total of 3,500 housing units. Housing types will include single family dwellings, mobilehomes in mobilehome parks, townhouses, and, eventually, multi-family units. The socio-economic make-up of the population and the rate of community growth will dictate the future responsiveness to a variety of housing types.

CIRCULATION ELEMENT

The overall circulation goal for Valley Center is to "develop a balanced and aesthetic circulation system throughout Valley Center which meets present as well as future needs and provides convenient and safe transportation for vehicular, equestrian, bicycle and pedestrian traffic."

The citizens of Valley Center recognize the need to provide not only motor vehicle rights-of-way, but to satisfy the increasing demand for bicycle trails and horseback riding and hiking paths.

Circulation System

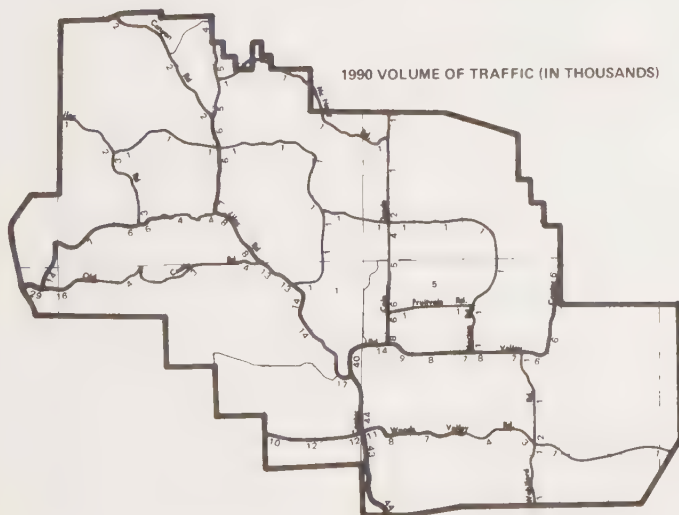
As the community grows, many of the roads in Valley Center may become congested under normal driving conditions. Already, during morning and evening rush hours, commuter traffic in and out of Valley Center creates overcrowded conditions. The primary route into the community is Valley Center Road from Escondido to the south. Valley Center Road, which traverses a rather steep grade, is often blocked by slow moving trucks and other vehicles. For this reason, Valley Center Road up to Cole Grade Road will have to be widened and straightened and brought up to prime arterial standards during the period of the plan. The major roads traversing those portions of the plan area that show high residential densities include the following: Lilac Road, Old Castle Road and Cole Grade Road. Each of these routes should be upgraded when major development occurs and should be shown on the County Circulation Element for improved status. Two other major roads, Valley Center Road east of Cole Grade Road and Lake Wohlford Road, are also shown on the circulation element. Other pockets of residential development along west Lilac Road and Paradise Mountain Road may create a need to upgrade these roads when said development occurs. One freeway borders the area, Interstate 15, which will be widened to freeway standards on an alignment similar to its present route. All roads shown on the circulation element should be considered for scenic highway status to protect and enhance the surrounding environment.

Trails System

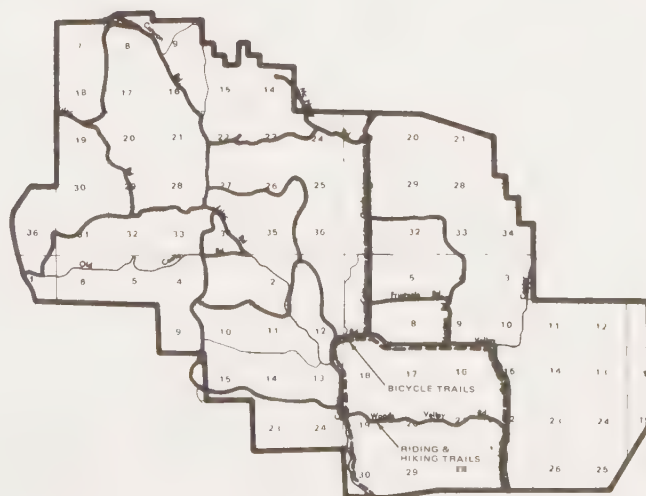
Two trails elements concern the citizens of Valley Center; the bicycle trail system and the riding and hiking trail system. Both have been approved by the Valley Center Planning Group. The bicycle trail system generally follows the alignment of existing roads. The major route which will eventually be improved to riding standards enters the planning area from the south on Valley Center Road looping around to the intersection of Cole Grade Road where it extends north until it joins Highway 76 outside the planning area. At the intersection of Valley Center Road and Cole Grade Road the system also extends east along Valley Center Road to Lake Wohlford Road where it continues south of Lake Wohlford Road until it leaves the planning area. Another route borders the planning area by following the present alignment of I-15 (old 395).

The riding and hiking trail system criss-crosses Valley Center providing horse riders and hikers with protected and scenic trails on which to ride and walk. Great care was made to avoid as many orchards and groves as possible so as to minimize the possibility of vandalism and accidental damaging of crops and irrigation equipment. The system connects to the regional system and provides a supplemental trail network for Valley Center residents.

FUTURE TRAFFIC ASSIGNMENT



RIDING & HIKING, AND BICYCLE TRAILS



Chapter 5

Implementation

ZONING RECLASSIFICATIONS

The plan is not a zoning ordinance. This statement has been made repeatedly throughout the preparation of the Valley Center Plan. However, recent State legislation has made the distinction between zoning and planning less clear. The State Assembly originated a bill (AB 1301) which, after undergoing numerous amendments, culminated in Senate Bill 594. After repeated delays in determining an effectuation date, the law became mandatory on January 1, 1974. Basically, the Government Code, Section 65860 now requires that all jurisdictions must adopt zoning which conforms to the land use designations on the plan map. Hearings to implement by zone changes will take place within a reasonable period after the plan is officially adopted by the Board of Supervisors. The following section shows the zones which would be compatible with the plan. All zones are taken from the San Diego County Zoning Ordinance No. 1402 (New Series). In each land use category, a number of zones would be suitable to meet the intent of the plan. These zones are shown as "○", "✱", and "●" on the matrices depending on the degree of compatibility of each zone, "○" being those zones most compatible, "✱" generally compatible and "●" compatible only under certain circumstances. However, certain specific zones are better suited than others as will be shown in the narrative preceding each matrix.

- Those zones that are highly compatible with the intent of the land use category and should be encouraged.
- ✱ Those zones that are compatible with the land use category.
- Those zones that could be found to be compatible by Board of Supervisors under unusual or abnormal circumstances but generally are not compatible.

Thus the plan remains what it was originally intended to be, a guide. Zoning regulates the guide so that the years of hard work put in by the Planning Group and the community will not be indiscriminately altered. In this way, the plan can truly reflect the desires and convictions of all Valley Center residents.

Specific Zoning

The matrices show in a general way those zones which would be legally compatible to the plan. However, some zones would be more suitable than others for specific land use categories if based primarily on community feelings and desires. For example, the provision of certain public services within a specific time frame or the intent to exclude or encourage certain types of land uses regardless of lot sizes, planned densities and County regulations could be based on community desires. Such desires are not necessarily controlled by those zones which may be technically adequate to meet the letter of the law. For this reason zoning is an attempt to indicate as nearly as possible the correct land use regulation while the plan spells out the community's desires.

Almost all Valley Center is zoned LC, Limited Control, which will be replaced when permanent zoning is adopted to implement the community plan. The exceptions include, first, Moosa Canyon where the residents requested and received a change in classification from LC to E-1-B, Estate Zoning, to preclude a heavy influx of owner occupied mobilehomes. However, this zone was granted with the provision that it was to be reviewed at the time of final plan approval and was to be subject to change at that time to reflect more accurately the plan designation for that area. Secondly, the Valley Center Zoning District located just north of the Cole Grade Road and Valley Center Road intersection, which was formerly an agricultural

preserve, consists of predominantly permanent LC-A Limited Control Agriculture Zoning with two small areas of A-2(8) Agricultural Zoning. One of these areas is currently under contract as an Agricultural Preserve. This District was changed from an agricultural preserve to permanent LC-A at the urging of the property owners within the District. Thirdly, Agricultural Preserves make up a large portion of the northwest corner of the planning area. Zoning here is A-1(8) Agriculture, A-3(8) Agriculture, and A-1(4) Agriculture. Large portions of these areas are under contract. Fourthly, the Pauma Zoning District encroaches into the planning area in the northeastern corner. The zoning here is A-1(8) Agriculture. Finally, one section along Valley Center Road as it enters the planning area falls within the Escondido Zoning District and is zoned A-1(2) Agriculture. The remainder of the planning area is zoned LC but this was not always the case.

In September 1971, the residents of Valley Center requested and obtained interim LCA Limited Control Agriculture Zoning. This zone was made especially for Valley Center and featured the exclusion of heavy agriculture (large or intensive animal operations such as poultry, swine, etc.) without the issuance of a special use permit. This zone was in effect for two years, the maximum allowed under law. In September 1973, therefore, the zone expired and all LCA Zoning reverted to LC. It should be noted that this interim zone which was first requested by Valley Center residents and first used in Valley Center, was widely acclaimed and became a permanent LC-A Limited Control Agriculture Zone which is now used elsewhere in the County.

Zoning has not always been a rigid, unchanging implementation tool. In the past, rezones were much more easily obtained than they will be in the future. It will become increasingly difficult, as it should be, to alter the zoning when a plan such as this is approved.

NOTE: In February 1974, the Board of Supervisors approved interim A-1(B) Agriculture Zoning which is similar to interim LCA Zoning. A-1(B) zoning clearly defines what and how many animals are allowed in Valley Center without a special use permit and as such serves as a pilot project for future revisions of the County Zoning Ordinance. It will be in effect until permanent zoning can be adopted which will implement this community plan.

Residential

The residential categories will require a number of precise zone changes. Those categories affected include, Resort Residential, Rural Estates, and Mobile-home Parks.

Rural Estates

Those areas designated Rural Estates fall under two zones now established in the community. They are LC and E-1-B. The E-1-B zone is shown on the matrix along with A-1(2) Agriculture, A-1(4) Agriculture, A-1(8) Agriculture, T Temporary, E-1-C Estate, and LC-A due to their minimum lot sizes. The intent of the community plan is to discourage an influx of owner occupied mobilehomes. For this reason, the E-1-B Estate Zone would be more desirable. It would replace LC in central Valley Center and in pockets along major roads as well as in the old Lilac area. It would also be made permanent along Old Castle Road in Moosa Canyon. Here some reduction in E-1-B may be desirable to more closely depict the plan map and allow the surrounding categories to be more appropriately zoned. In the E-1-B, the Planned Residential Development (PRD) is intended to be allowed; however, this will necessitate amending the zoning ordinance to allow PRD provisions on 2 acre minimum building sites.

COUNTY ZONING	RURAL ESTATES
A - 1 (2)	○
A - 1 (4)	○
A - 1 (8)	○
E - 1 - B	○
E - 1 - C	○
T	*
LC - A	*

Resort Residential

Those areas designated Resort Residential fall within two zoning categories already in the community, LC (A-1-B) and E-1-B. The matrix listed below shows the zones that are compatible with this category. PRD (1) - (7) zone is encouraged in order to maintain recreational uses and open space within a project. Resort Residential is unique from the other residential categories in that a number of land uses and densities would be appropriate as long as the entire site is specifically planned at one time. For this reason the most appropriate zone would be T-20 until specific development proposals are submitted to the County for review.

COUNTY ZONING	RESORT RESIDENTIAL
T - 20	*
A - 1 (1), (2), (4), (8)	○
E - 1 - C	○
E - 1 - B	○
E - 1	*
E - 1 - A	*
R - 1 (15)	*
R - 1	*
R - 1 - B	*
R - 1 - A	*
R - 5	*
R - 2	*
PRD (1) - (7)	*
C	*
OS	○
SP	○
FP	○
LC - A	*

Rural Residential

Small sections of the community are shown in Rural Residential. All areas shown in this category are now in the LC Zone. The compatibility matrix shows A-1(1) Agriculture, A-1(2) Agriculture, A-1(4) Agriculture, A-1(8) Agriculture, E-1 Estate, E-1-B Estate, E-1-C Estate, T Temporary, LC-A Limited Control Agriculture, and PRD(1) Planned Residential Development, one dwelling unit per acre, Zoning to be compatible, but one zone, E-1 Estate Zoning, is more desirable from the standpoint of the community plan. The E-1 Zone would be placed in the area around Valley Center Road and Woods Valley Road, near the intersection of Valley Center Road and Cole Grade Road and in the old Lilac area. This category also should allow PRD when requested, the site is suitable, and all PRD standards can be met.

COUNTY ZONING	RURAL RESIDENTIAL
A - 1 (1)	○
A - 1 (2)	○
A - 1 (4)	○
A - 1 (8)	○
E - 1	○
E - 1 - B	○
E - 1 - C	○
T	*
LC - A	*
PRD (1)	○

Mobilehome Parks

Only those Mobilehome Parks which already exist are shown on the plan both of which are in the LC Zone. These areas will need to be changed to LC-A Limited Control Agriculture, R-2 Residential, R-3 Residential, or R-4 Residential Zoning and, because of the low density of 5 units per acre shown on the plan, R-2 Residential Zoning would be the most appropriate. The intense residential uses which are also allowed in the R-2 Zone should be avoided and unnecessary expansion of this zone should be discouraged. The intent is that this zone be utilized for Mobilehome Parks only and not for the expansion of other incompatible land uses in these areas.

COUNTY ZONING	MOBILEHOME PARKS
R - 2	○
R - 3	●
R - 4	●
LC - A	*

Commercial

The major commercial area on the plan is shown as Community Commercial. This area should require site standards above those required by law or any particular zone. In addition, attractive Neighborhood Commercial centers should also be encouraged.

Community Commercial

Community Commercial is located at the crossroads of the community and is intended to be the main shopping center for Valley Center. Current zoning is LC. The most appropriate zone is C Business, although the matrix also shows R-P Residential Professional, C-1 Business and C-2 Business as consistent with the plan. The C Zone is intended for the type of light commercial activities envisioned by the residents of Valley Center. Commercial activities such as grocery stores, financial institutions, personal care services, and cultural and spiritual enrichment centers would be typical. No more than 60 acres will be needed for this activity in the next 20 years and, to avoid unplanned and often economically premature commercial development, this acreage limitation should be upheld. Good site planning should take place before all the land is committed for commercial use.

COUNTY ZONING	COMMUNITY COMMERCIAL
R - P	●
C	
C - 1	*
C - 2	●

Neighborhood Commercial

The two sites shown for Neighborhood Commercial are now in two different zones. The site on Valley Center Road and Woods Valley Road is LC while the site in Moosa Canyon near Highway 395 is E-1-B. Both zones should be changed. The most appropriate zone for this activity is C Business although R-P Residential-Professional would also be consistent. The uses allowed in the C Zone are consistent with the personal and fast service type activities envisioned for Neighborhood Commercial.

COUNTY ZONING	NEIGHBORHOOD COMMERCIAL
R - P	●
C	

Commercial/Industrial

This category, as explained in the plan text, is envisioned to be a heavy commercial area although certain developments associated with industrial parks could take place. This area, as in the case of Community Commercial, should be site planned before

total development occurs in order to give the area an industrial park-like atmosphere rather than a hodgepodge of unrelated industrial activities. Currently the area is zoned LC. The most appropriate zone would be M Industrial. The matrix also shows C Business, C-1 Business, C-2 Business, and M-2 Industrial Zoning as consistent. In order not to disperse this type of activity, which might be incompatible with surrounding land uses, no more than 25 acres should be zoned for Commercial/Industrial.

COUNTY ZONING	COMMERCIAL/INDUSTRIAL
C	*
C - 1	
C - 2	
M	
M - 2	●

Agriculture

The Agriculture designation covers 24,130 acres of the planning area, by far the largest land use on the plan. Most of this area is in the LC Zone. However, some of the area is already zoned for agriculture; A-1(2), A-1(4), A-1(8), A-2(8), and A-3(8). Some of these zones, especially in the northwest portion of the plan, are in agricultural preserves. These preserves should remain in their present zone and more property owners should be encouraged to sign contracts within them.

The Agriculture category is intended for light agriculture. Specifically discouraged are those activities commonly referred to as heavy agriculture such as poultry, swine, cattle ranching and other intensive animal operations. However, horse ranches as well as public stables and youth organization projects would also be allowed if appropriate special use permits are obtained when needed and the proposed use is compatible with surrounding land uses. What is desired are tree crops such as avocados, citrus and nuts as well as other light agricultural activities. Thus the most appropriate zoning would be A-1(2) Agriculture, although A-1(4) Agriculture, A-1(8) Agriculture, E-1-B Estate, E-1-C Estate, T Temporary, and LC-A Limited Control Agriculture would also be consistent. The acreage size for individual homesites and mobilehomes is intended to remain at 2-1/2 acres gross which is found in the existing LC Zone. The Agriculture category, in order to be consistent with available zones, and in order to maintain the intent of the planning group, has been set at 2 acres net. When streets and roads, etc. are taken out of the gross LC, 2-1/2 acre Limited Control zone, the resultant acreage is close to the net A-1(2) Agriculture zone's 2 acre minimum.

Heavy agriculture is not anticipated nor desired in Valley Center; however, certain areas within the planning area may be desirable if the demand for such activities occurs. In every instance, rezoning to heavy agriculture after public hearings would be required. For this reason, the heavy agricultural zones are not shown on the matrix as compatible. Each proposal would have to be evaluated on its own merit, and it is intended that the Valley Center Planning Group review all proposals and make recommendations to the County as to the appropriateness of each use. This type of operation would be completely excluded from all residential categories and would only be appropriate in the Light Agriculture, Multiple Use Open Space and Open Space Reserve categories.

COUNTY ZONING	LIGHT AGRICULTURE
A - 1 (2)	○
A - 1 (4)	○
A - 1 (8)	○
E - 1 - B	●
E - 1 - C	○
T	*
LC - A	○

Open Space

Open space deserves special zoning all its own. Unfortunately at this time only the large acreage agricultural zones are used. Most of the area depicted for open space is in steep rugged terrain that does not lend itself well to building activities. Also, these areas are, by their very placement on the map, eligible for open space easements where a certain tax savings can be attained for leaving land open and undeveloped. The open space categories, multiple use open space and open space reserve, are found in all the zones on the map; LC, E-1-B, A-1(2), A-1(4), A-1(8), and A-3(8). Where they are not within agricultural preserves, the zoning will be changed to depict the appropriate land use.

Multiple Use Open Space

The intent of this category is to retain pockets of land which could be developed for individual homesites and mobilehomes on 2-1/2 acres or more if access can be gained, severe grading does not occur and health requirements are met, but, due to severe topography, the minimum overall parcel size should not be less than 4 acres. This makes allocating zoning in these areas difficult. In order to preserve the terrain and natural

beauty of these areas, the most restrictive zone should be used. Thus the A-1(4) Agriculture Zone is the most compatible with this category although A-1(2) Agriculture, A-1(8) Agriculture, E-1-B Estate, E-1-C Estate, and LC-A Limited Control Agriculture Zoning would also be consistent.

COUNTY ZONING	MULTIPLE USE OPEN SPACE
A - 1 (2)	●
A - 1 (4)	○
A - 1 (8)	○
E - 1 - B	●
E - 1 - C	○
LC - A	●

Open Space Reserve

The land in Open Space Reserve is even more severe than Multiple Use Open Space. Thus the same reasons apply, and the same zones would be compatible, and the zone most depicting the intent of the Plan is A-1(4) Agriculture Zone.

COUNTY ZONING	OPEN SPACE RESERVE
A - 1 (2)	●
A - 1 (4)	○
A - 1 (8)	○
E - 1 - B	●
E - 1 - C	○
LC - A	●

Other Land Use Categories

The other categories referred to include floodplains, Specialized Recreation, and public and semi-public facilities including parks, schools, water district sites, medical and certain professional offices, refuse disposal sites, road maintenance yard, fire station, police station, library, churches, and cemeteries. Floodplain zoning is not now anticipated for Valley Center and, therefore, no provision has been made for its specific inclusion as a zoning classification. Specialized Recreation should not be zoned as a special zone but should be compatible with adjacent land uses. Three sites are shown on the map in this category. They are the three trailer parks; one just off Highway 395, one on Lilac Road and one along Woods Valley Road. They are all in the LC Limited Control Zone.

Public and semi-public facilities should be zoned, if necessary, when they are officially located on the map. The proposed school sites and park sites should retain the zone of the underlying category on the plan. These sites are only general and are not shown in a precise location. Public and semi-public categories are compatible in almost every zone due to their service to the immediately surrounding areas. Any construction, building location, or possibly unsightly activities should be located in complete compatibility with surrounding land uses.

CAPITAL IMPROVEMENTS

Implementation of a plan is more than zoning the various land use categories, it also should affect public works expenditures by county agencies and special districts operating within the planning area's boundaries. The numerous meetings held between the staff, members of the planning group and the agencies and districts have paved the way for mutual understanding and cooperation regarding future spending of the tax dollar. This cooperation has also resulted in agreement between the participants in determining future land use in the community from which maximum improvements at minimum costs can be accomplished.

Circulation

Street improvements are in two classes; the select road system and the local street system. The select road system is maintained by the County through State gas tax monies. Sufficient money will be spent during the period of the plan to maintain and construct roads in the community as they become necessary and as population densities become allocated in patterns suggested by this plan. During the next six years, the only major construction is scheduled for 4.85 miles of Valley Center Road from Lake Wohlford Road north to Lilac Road. This class of improvement is contained in a six year Highway Program which is subject to constant review. Other minor construction and improvement projects will occur as the needs arise.

The local street system is not a part of the select road system or the circulation element of the County General Plan. Most of these roads are originated through the requirements of the County's subdivision ordinance. When these roads are constructed to County standards, they are maintained by the County. For those areas of Valley Center developed without a subdivision, the 1911 or 1913 Improvement Acts can be used to construct streets. In both cases, original construction costs are assessed to benefiting properties.

Any road not accepted by the County can be maintained through Road Improvement Districts which are formed through citizen initiative. As the population of Valley Center increases, demands for new and better

roads will greatly increase the street mileage to be maintained at public expense.

Schools

The Valley Center Union School District serves the community with elementary education and the Escondido Union High School District provides the majority of secondary education. Small corners of the Fallbrook Union High School District and of the Bonsall Union School District touch the northwestern corner of the planning area. The Palomar Community College District provides post high school courses. These institutions are responsible for their own site acquisition, building construction, and personnel staffing for which they do their own capital improvement programming. The districts have been contacted and the Valley Center Union School District, which will be the only one requiring sites within the community, has selected those shown on the plan.

A recent bond issue for \$1,250,000 has been approved by Valley Center citizens for a new school facility adjacent to the existing site on Cole Grade Road. It will necessitate exercising an option to buy 7 acres of land from the County maintenance yard to bring it up to standard. Close cooperation between the planning group and the school district should be maintained to assure high quality education and proper location and size of local parks adjacent to future schools.

Water

The Valley Center Municipal Water District has just requested an increase in its Federal Small Reclamation Projects loan and local bonded indebtedness for water line and pump station construction. This improvement will bring the total debt to \$10,740,000. Further expansion of the district's facilities will occur throughout the period of the plan as agriculture increases and homes are constructed to house the incoming population. In addition, the district is prepared to serve central Valley Center with a sewer system should the need arise and demand for such a system occur. It currently operates the sewer system serving the Circle "R" area as well as the Skyline Ranch package treatment plant. Future sewer services are not anticipated for at least 5 to 10 years.

Community Center

The Valley Center Community Services District currently maintains the community hall. It has an annual budget of approximately \$8,600 which is currently spent on improving the facility and grounds. Further expenses could occur should this general area be chosen for a future civic and cultural center for the community as well as a fully developed local park site.

Public Utilities

The San Diego Gas and Electric Company, in order to maintain existing electrical services and meet future demands, anticipates the construction of an electrical substation in the community. The proposed location is somewhere along Valley Center Road east of Cole Grade Road. It is felt that, with the exception of possible future mains, gas service can be extended to all other areas of Valley Center by merely extending the existing distribution system, such extensions to be made generally along public streets, utilizing existing franchise rights or within existing transmission corridors.

The Pacific Telephone and Telegraph company is ready to expand its existing central office to a permanent type when the demand for service is of sufficient quantity to justify the expenditure. A constant upgrading of telephone services will occur over the next 20 years.

PARKS AND RECREATION

Parks

The boundaries of the Valley Center Planning Area have been designated as the collection area for local park funds collected from building permits in said area. This money now totals about \$23,000 in 1973 and will steadily increase as more home construction occurs. The County goal is to have 15 acres of local recreational areas for each 1,000 persons by 1990. With a projected population of around 10,000 over the next 20 years, 150 acres of various types of recreational areas will be set aside in Valley Center for use of its residents.

The symbol for a park on the map does not assure that a park will locate there. It does represent the Planning

Group's best thinking at this time for a local park site. The Group will continue to cooperate with governmental agencies and districts to assure acquisition, development and maintenance of a safe park and recreation program which the community can afford and in which it can take pride.

Specialized Recreation

Currently, the Specialized Recreation category, recreational vehicle campgrounds is adequate for future population demands. Most recreational vehicle users are anticipated to desire more remote areas outside the growing agricultural and rural residential areas of Valley Center. This trend should take the demand away from locating more sites in the community. Other uses which could be found consistent with this category include golf courses and equestrian centers. Each of these uses should be evaluated on their own merits, taking into consideration existing and planned land uses.

FLOOD CONTROL

Valley Center does not have a flood control problem at this time. However, explicit in the goals is the intent that any future development in floodplain areas be safely located so that natural floodplains and channels can be retained. In the event that channelization is absolutely necessary, only grass or rip rap lined channels should be constructed. Since flood control improvements in Valley Center are not anticipated at this time, this allows Valley Center a rare opportunity to keep the community as natural and attractive as economically possible. When future floodplain studies are considered, specific zoning should be recommended at that time.



EXPERT ASSISTANCE

PRIVATE UTILITIES

San Diego Gas and Electric
Pacific Telephone Company

STATE OF CALIFORNIA

State Division of Forestry
Regional Water Quality Control Board
Department of Transportation

COUNTY OF SAN DIEGO

Environmental Development Agency
Local Agency Formation Commission
Office of Environmental Management
Public Works Agency
Department of Building Inspection
Department of County Engineer
Department of Sanitation and Flood Control
Park Development Division
Health Care Agency
Sanitation Division
Human Resources Agency
Community Affairs Department
Law and Justice Agency
Fiscal Coordinator
Program Development Agency
Special Public Services Agency

OTHER CITIES AND AGENCIES

Comprehensive Planning Organization
City of Escondido
Planning Department

SPECIAL DISTRICTS

Valley Center Union School District
Bonsall Union School District
Escondido Union High School District
Fallbrook Union High School District
Palomar Community College District
Valley Center Community Services District
Valley Center Municipal Water District
Valley Center Cemetery District
Northern San Diego County Hospital District
Valley Center Soil Conservation District
Upper San Luis Rey Soil Conservation District

SAN DIEGO COUNTY PLANNING DEPARTMENT Community Planning Division

BUD E. GRAY, Division Chief
HARRY A. TRAX, Former Acting Division Chief

Planners Assigned to Project

GERALD M. HERMANSON, Project Planner
JOHN O. TOMPKINS

Environmental Impact Task Force

GERALD M. HERMANSON, Coordinator
CARL STEPHANI
ROY GRIFFIN
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KENNETH L. PYLE, Chief Cartographer

Graphics

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Mapping

LYLE CALLAHAN
GERALD OWEN
CHUCK HARTJEN

Typing

LINDA CHRISTENSEN
DEBBIE HANSEN
JANET BURCHETT